114.0	0007	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,800 / 718,800
					USE VALUE:	718,800 / 718,800
					ASSESSED:	718,800 / 718,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
266		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZASLAW RICHARD A/JOCELYN L
Owner 2:	
Owner 3:	
Street 1:	266 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NADEAU JOHN R & ANN MARIE -
Owner 2:	-
Street 1:	266 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,165 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 2378 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6165.000	295,300		423,500	718,800
Total Card	0.142	295,300		423,500	718,800
Total Parcel	0.142	295,300		423,500	718,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 302.27 | /Parcel: 302.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 73379

GIS Ref

GIS Ref

Insp Date 10/26/18

!8893!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0007-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	295,400	0	6,165.	423,500	718,900	718,900	Year End Roll	12/18/2019
2019	101	FV	238,700	0	6,165.	429,500	668,200	668,200	Year End Roll	1/3/2019
2018	101	FV	238,700	0	6,165.	320,600	559,300	559,300	Year End Roll	12/20/2017
2017	101	FV	238,700	0	6,165.	290,400	529,100	529,100	Year End Roll	1/3/2017
2016	101	FV	238,700	0	6,165.	278,300	517,000	517,000	Year End	1/4/2016
2015	101	FV	225,600	0	6,165.	235,900	461,500	461,500	Year End Roll	12/11/2014
2014	101	FV	225,600	0	6,165.	223,800	449,400	449,400	Year End Roll	12/16/2013
2013	101	FV	225,600	0	6,165.	212,900	438,500	438,500		12/13/2012

PRINT

Date	Time
12/10/20	23:25:46

LAST REV

Date	Time
09/04/19	09:00:37

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8893

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NADEAU JOHN R &	44760-15		3/7/2005		498,500	No	No		
	13330-261		11/10/1977		39,500	No	No		N

USER DEFINED

Prior Id # 1:	73379
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	490	Re-Roof	6,900					

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
6/18/2014	External Ins	PC	PHIL C
4/6/2009	Measured	197	PATRIOT
3/17/2009	Meas/Inspect	163	PATRIOT
9/25/2005	MLS	HC	Helen Chinal
3/17/2000	Inspected	263	PATRIOT
2/16/2000	Measured	263	PATRIOT
8/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6165		Sq. Ft.	Site		0	70.	0.98	5									423,467						423,500	

Total AC/HA: 0.14153 | Total SF/SM: 6165 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 423,467 | Spl Credit | Total: 423,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27203798
Const Adj.:	0.98990101
Adj $ / SQ:	157.399
Other Features:	97000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	428037
Depreciation:	132692
Depreciated Total:	295346

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2					HB 1		

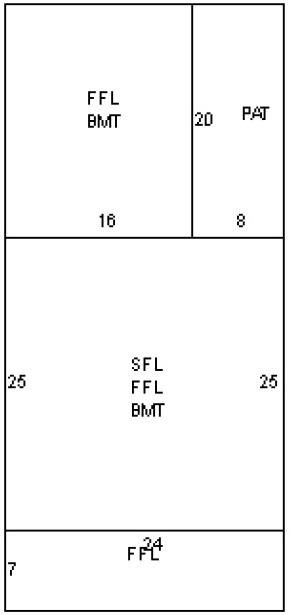
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	157.40
Special Features:	0	Val/Su Net:	106.68
Final Total:	295300	Val/Su SzAd	174.94

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,088	157.400	171,250
BMT	Basement	920	70.240	64,620
SFL	Second Floor	600	157.400	94,439
PAT	Patio	160	4.550	728

Net Sketched Area:	2,768		Total:	331,037	
Size Ad	1688	Gross Are	2768	FinArea	2378

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0007-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	